

**LLOYD**  
COMPANIES

# SWEETMAN INDUSTRIAL

## INDUSTRIAL SPACE AVAILABLE



1701-1703 N. Terin Circle  
Sioux Falls, SD 57107

# FOR SALE OR LEASE

## SIZE

- Building: 5,000 SF
- Lot: 0.71 Acres (31,113 SF)
- Suite 1703: 2,500 SF (For Lease)

## PRICE

- For Lease: \$6.25 / SF Gross
- For Sale: \$400,000

## LOCATION

- Flex space available in Northwest Sioux Falls with I-29 visibility! Located near Russell Street and convenient access to an I-29 on-ramp.

## DESCRIPTION

- Each suite offers an office with window, bathroom, closet/mechanical room, large open area, 12' x 12' overhead door, and side door.
- The building is approximately 50' deep by 100' long.
- Property produces approximately \$6,000 in income annually from billboard
- Constructed in 1998
- 2019 Taxes due in 2020: \$4,267.22
- Zoned I-1 Industrial
- Owner is a licensed real estate broker
- Contact Broker for additional information

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

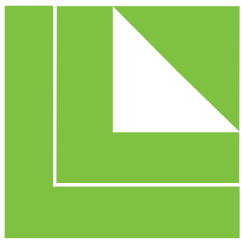
**SCOTT BLOUNT**

**605 231-1882**

[scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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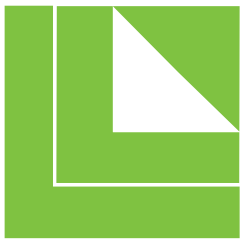


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**SUITE 1703**

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## SITE AERIAL

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## AREA MAP

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